

## Palmer Park

Palmer Park is generally bounded by the Ferndale city limits to the north, McNichols to the south, Woodward to the east and Livernois to the west. This residential community is composed of several low-density, single family neighborhoods and the high density Palmer Park apartment district.

This neighborhood is among the most affluent in the City. More than one-third of the households earn at least \$75,000 each year, and nine of every ten homes in this community are valued at \$100,000 or more.

### ❑ Neighborhoods and Housing

**Issues:** The historic neighborhoods of Palmer Park are stable and well maintained residential areas. The Palmer Park apartment area is showing signs of decline and deterioration. Some buildings are well maintained, while many others require varying degrees of renovation and repair.

#### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Use code enforcement as a tool to maintain the historic neighborhoods.

#### **GOAL 2: Revitalize neighborhoods with poor housing conditions**

**Policy 2.1:** Facilitate façade improvement, security enhancement and building repair programs within the Palmer Park apartment community.

### ❑ Retail and Local Services

**Issues:** The McNichols commercial strip is immediately accessible to residents of the Palmer Park apartment district, but crime and vandalism have severely impacted the businesses. The Livernois corridor, between McNichols and Seven Mile, has enjoyed some success with an established commercial identity. Other sections of Livernois suffer from a lack of maintenance and discordant signage. The open streetscape caters to automobile traffic. This increases the risk of accident and deters potential pedestrian shoppers.

**GOAL 3: Increase the vitality of neighborhood commercial areas**

**Policy 3.1:** Promote and support community policing along the McNichols commercial strip.

**GOAL 4: Improve the appearance of commercial areas**

**Policy 4.1:** Promote design guidelines for façade, streetscape and landscape improvements along Livernois and McNichols.

□ **Parks, Recreation and Open Space**

**Issues:** Residents of the area benefit from the proximity of Palmer Park. However, there is a lack of connections between the park and the community.

**GOAL 5: Increase access to open space and recreational areas**

**Policy 5.1:** Develop greenways connecting neighborhoods to Palmer Park.

□ **City Design**

**Issues:** Livernois and Woodward are gateways into Detroit. Woodward is a major thoroughfare connecting with other cities in the region. These thoroughfares lack distinctive or distinguishing features to welcome people as they travel through the region.

**GOAL 6: Promote major thoroughfares as attractive gateways to the City**

**Policy 6.1:** Incorporate streetscape, landscape and signage improvements at the Woodward and Eight Mile and Livernois and Eight Mile intersections.

## 2000 Census - Demographic Profile



## Neighborhood

## Palmer Park

## Total Population

11,990

1990 Population

12,237

1990 to 2000 Change

-247

Percent Change

-2.02%

## Race

White Only

1,322

11.03%

Black or African American  
Only

10,324

86.11%

American Indian and Alaska  
Native Only

41

0.34%

Asian Only

64

0.53%

Native Hawaiian and Other  
Pacific Islander Only

0

0.00%

Other Race Only

11

0.09%

Two or More Races

228

1.90%

## Hispanic Origin

Hispanic Origin (Any Race)

95

0.79%

1990 Hispanic Origin

159

1990 to 2000 Change

-64

Percent Change

-40.25%

## Gender

Male

5,731

47.80%

Female

6,259

52.20%

## Educational Attainment

Population 25 or older

8,183

68.25%

HS Graduate or Higher

7,580

92.63%

Assoc. Degree or Higher

4,307

52.63%

## Age

Youth Population  
(Under 18 Years Old)

2,758

23.00%

1990 Youth Population

2,628

1990 to 2000 Change

130

Percent Change

4.95%

0 to 4 Years Old

711

5.93%

5 to 10 Years Old

946

7.89%

11 to 13 Years Old

450

3.75%

14 to 17 Years Old

651

5.43%

18 to 24 Years Old

1,049

8.75%

25 to 44 Years Old

3,430

28.61%

45 to 64 Years Old

3,550

29.61%

65 Years Old and Older

1,203

10.03%

## Households

Households

4,944

Average Household Size

2.41

Population in Group Quarters

67

0.56%

Population in Households

11,923

Family Households

3,068

62.06%

Married Couple Family

2,028

66.10%

Female Householder Family

831

27.09%

One Person Households

1,575

31.86%

## Housing Units

Housing Units

5,228

1990 Housing Units

5,321

1990 to 2000 Change

-93

Percent Change

-1.75%

Vacant Housing Units

304

5.81%

Occupied Housing Units

4,924

94.19%

Owner Occupied

2,880

58.49%

Renter Occupied

2,044

41.51%

## Housing Value

Owner Occupied Units

2,726

Less Than \$15,000

7

0.26%

\$15,000 to \$29,999

9

0.33%

\$30,000 to \$49,999

26

0.95%

\$50,000 to \$69,999

35

1.28%

\$70,000 to \$99,999

151

5.54%

\$100,000 to \$199,999

1,018

37.34%

\$200,000 or More

1,480

54.29%

## Household Income

Less Than \$10,000

485

9.81%

\$10,000 to \$14,999

244

4.94%

\$15,000 to \$24,999

511

10.34%

\$25,000 to \$34,999

597

12.08%

\$35,000 to \$49,999

534

10.80%

\$50,000 to \$74,999

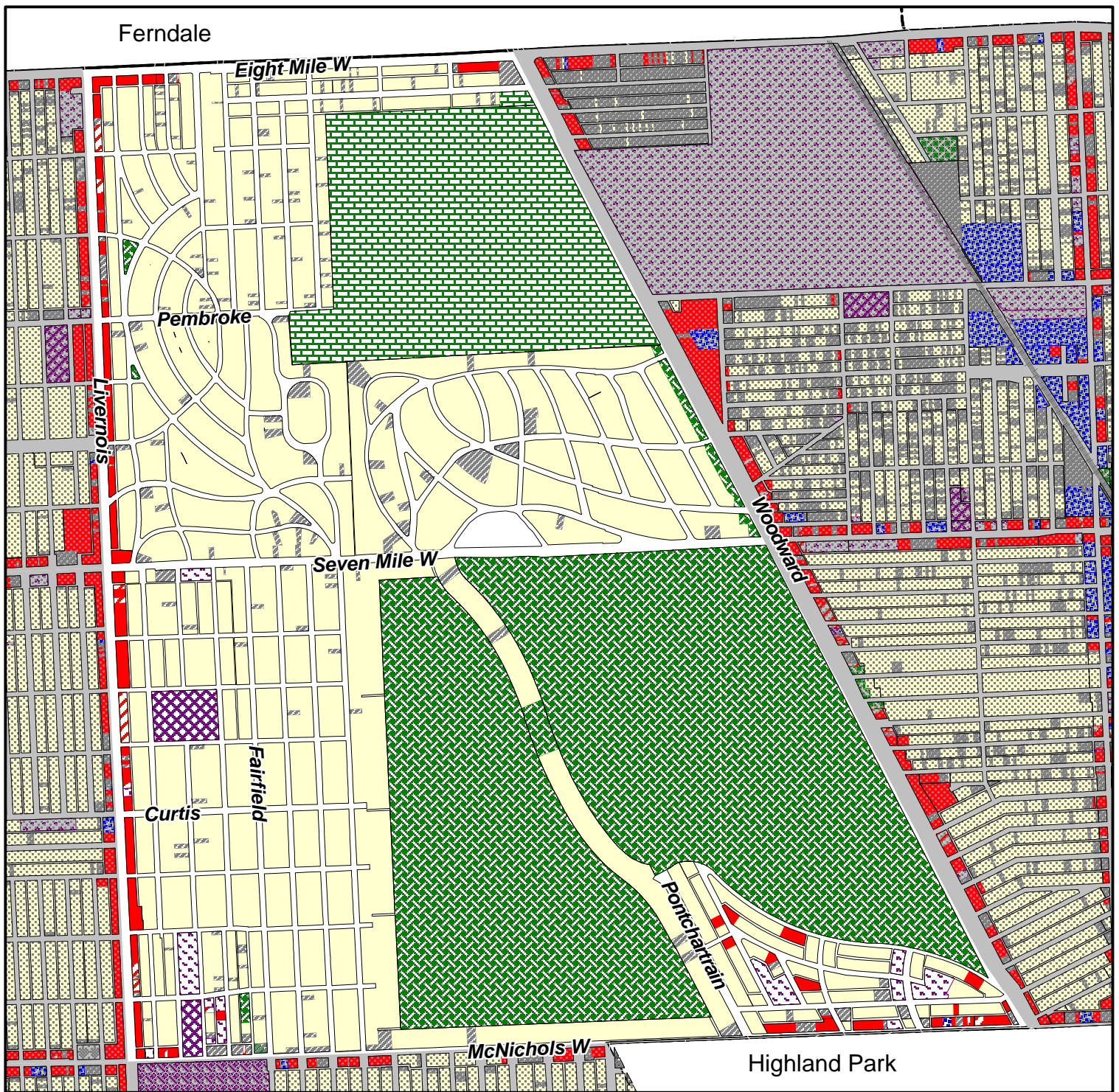
785

15.88%

\$75,000 or More

1,788

36.17%



Map 10-3A

City of Detroit  
Master Plan of  
Policies

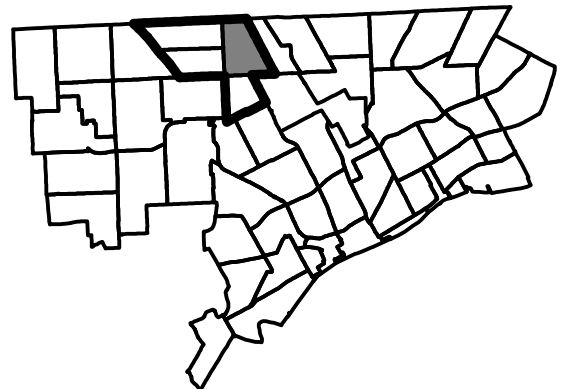
## Neighborhood Cluster 10 Palmer Park

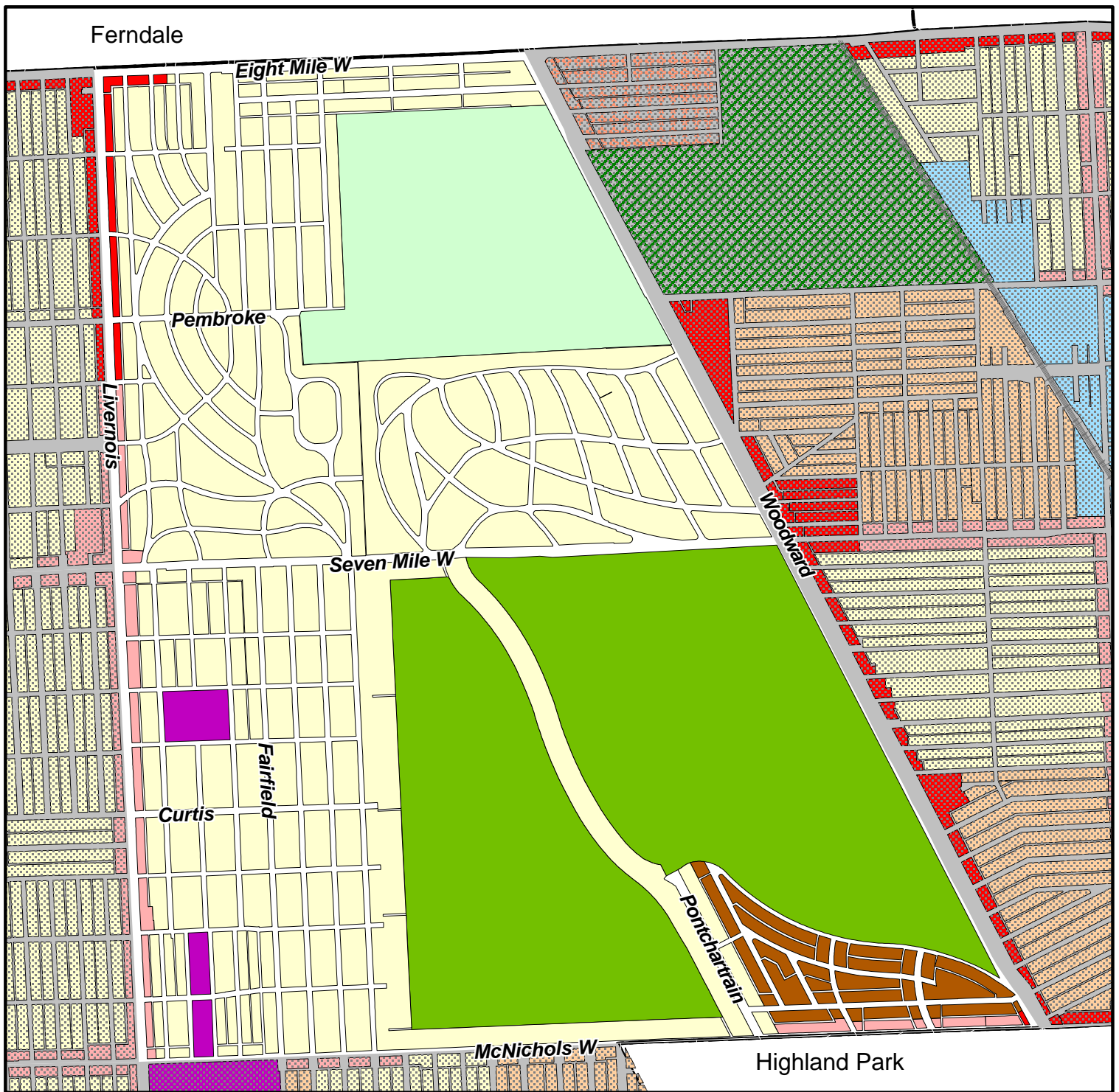


### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools DataImage database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 10-3B

City of Detroit  
Master Plan of  
Policies

### Neighborhood Cluster 10 Palmer Park



#### Future Land Use -

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

